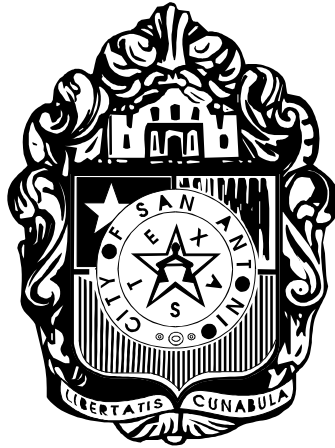


CITY OF SAN ANTONIO, TEXAS
Neighborhood Action Department



Rosillo Creek
Proposed Tax Increment Reinvestment Zone
Preliminary Reinvestment Zone Financing Plan
FY 2005 Annual Report

Participation Levels of City (65%)

December 31, 2005

Rosillo Creek Tax Increment Reinvestment Zone Plan of Finance

Introduction

The Rosillo Creek Tax Increment Reinvestment Zone is located in the northeast side of the city and will encompass approximately 65.65 acres. The boundaries of Tax Increment Reinvestment Zone lies outside Loop 410, at the intersection of Eisenhower and Walzem Roads. The purpose of the TIRZ is to fund public improvements and encourage economic development. The life of TIRZ is projected to be 15.80 years with a termination date of September 30, 2020 (fiscal year).

Public Infrastructure

The public infrastructure improvements and related capital costs include sidewalks, utilities, south side entry, drainage, gas easement, area drainage, detention work/fees, landscaping, sewer impact fees, water impact fees, City of San Antonio impact fees, platting/filling fees, development fees, land planning, contraction management, engineering, phase one environmental, drainage study, Trinity Asset administrative cost and legal fees. The capital cost is estimated at \$1,124,938.

Plan of Finance

The year 2004 base value is \$934,900. Projected captured values that would be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements. Captured taxable incremental values will commence in tax year 2005 with collections commencing in tax year 2006 (fiscal year 2007). Captured values grow from \$7,444,600 in tax year 2006 to \$49,977,040 in tax year 2019.

The City of San Antonio is the sole taxing jurisdiction utilized in the analysis. The City's participation level is 65% and the City's current tax rate per \$100 valuation is \$0.376051. This produces annual revenues of \$27,296 in fiscal year 2007 to \$183,241 in fiscal year 2011 through 2020. No growth in tax rate or values is assumed.

The cost of the public infrastructure improvements and other approved costs will be paid annually from revenues produced by the TIRZ. In addition to the capital costs, other costs to be paid from the TIRZ revenues include City annual administrative fees. Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment: (i) administrative fees pertaining to the City; and (ii) to fund public improvements, on an annual basis, as TIRZ revenues are available for such payments.

Limited Obligation of the City or Participating Governmental Entities

The City and Participating Governmental Entities shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ fund so long as the project is viable and capital costs incurred by the Developer have not been fully paid. The TIRZ collections for this project shall not extend beyond September 30, 2020, and may be terminated prior to September 30, 2020, upon payment of public improvements capital costs incurred by the Developer totaling

\$1,124,938 or for the failure of the Developer to perform. The City may elect to terminate a TIRZ if 50% of the housing and/or commercial construction projected for years 1, 2, and 3 from date the TIRZ is created is not complete. Only housing and/or commercial components count towards completion of the construction schedule, infrastructure construction does not. Furthermore, any default of the terms contained in the Interlocal and/or Development Agreements that is not cured within the timeframe contained in the Interlocal and/or Development Agreements may also result in Zone Termination.

Any costs incurred by the Developer are not and shall never in any event become general obligations or debt of the City or any of the Participating Governmental Entities. The public improvement infrastructure costs incurred by the Developer shall be paid solely from the TIRZ revenues and shall never constitute a debt, indebtedness or a pledge of the faith and credit or taxing power of the State, the City, the Participating Governmental Entities, any political corporation, subdivision, or agency of the State.

Developer's Risk

All financing, developmental costs, construction costs, improvements, damages, or other costs incurred with respect to this project are at the sole risk of the Developer. Neither the City nor any Participating Governmental Entity shall incur any risk whatsoever associated with the development, construction, completion or failure of the project. In the event that the project fails, is abandoned by the Developer or for any reason is not completed, the City shall have the right to terminate the TIRZ and any funds remaining in the TIRZ account shall be distributed to the City and Participating Governmental Entities on a pro rata basis in accordance with each entity's participation level.

Compliance

The Developer shall comply with all federal, state and local laws, rules and regulations.

Reporting

The Developer shall submit a project status report and financial report on a quarterly basis (January 15th, April 15th, July 15th and October 15th) to the City.

Inspection

The City, Participating Governmental Entities, or Administrator shall have the right to inspect the project site or sites and the premises of the Developer without notice.

City of San Antonio
Rosillo Creek - TIF Reinvestment Zone
Summary Fact Sheet
December 16, 2004

Agenda: Preliminary Finance Plan

Plan of Finance:	Site Area	65.65	Acres
	Industrial	30.70	Acres
	Office/Retail	24.46	Acres
	Office	10.49	Acres

Base Value (2004) In City	\$	934,900
Estimated Industrial Values per square foot	\$	40
Estimated Office/Retail Values per square foot	\$	125

Phase I	2005	186,115	Industrial /Distribution square feet
Phase II	2006	207,936	Industrial /Distribution square feet
Phase III	2007	39,667	Retail Square feet
Phase IV	2008	92,003	Office/Retail square feet
Phase V	2009	92,003	Office/Retail square feet
	2009	50,047	Retail square feet
		<u>667,771</u>	

Performance Bonds: See Development Agreement

Payment Bonds: See Development Agreement

Assumptions:	Captured Value	\$	49,977,040	
	Assessed Value Growth Factor		0.00%	
	Non Target Area		65.00%	Participation Level
	Collection Rate		97.50%	
	Estimated Total TIF Revenues	\$	2,111,605	
	Estimated TIF Life (12/16/2004 to 9/30/2020)		15.80	Years

Rosillo Creek - Tax Increment Reinvestment Zone

Sources of Funds

TIF Revenues	\$ 2,111,605
Developer Contribution	
Total Sources of Funds	<u>\$ 2,111,605</u>

Uses of Funds

Sidewalks	\$ 9,895
Utilities	\$ 188,304
South Side entry	\$ 20,000
Drainage/Gas Easement Work	\$ 51,027
Area drainage/detention work/fees	\$ 195,900
Landscaping	\$ 75,000
Sewer Impact Fees	\$ 61,104
Water Impact Fees	\$ 34,200
City of San Antonio Impact Fees	\$ 1,048
Platting/Filling Fees	\$ 35,998
Development Fees	\$ 100,000
Hard Costs Total	<u>\$ 772,476</u>
Land Planning	\$ 3,625
Construction Management	\$ 69,583
Engineering	\$ 82,165
Phase One Environmental	\$ 760
Drainage Study	\$ 22,000
Trinity Asset administrative cost	\$ 125,000
Soft Cost Total	<u>\$ 303,133</u>

Legal Fees	\$ 49,329
Total Public Improvements	<u>\$ 1,124,938</u>

Grand Total

Total Infrastructure	\$ 1,124,938
Financing Cost @ 4.54%	\$ 624,237
Total Payments to Rosillo Creek	\$ 1,749,175
Total Admin. Expenses	\$ 300,000
Grand Total	<u>\$ 2,049,175</u>
Project Financing Surplus (Shortage)	\$ 62,430

Rosillo Creek - TIF Reinvestment Zone

Projected Tax Increment Revenue

Tax Year	Tax Increment Zone				City of San Antonio			Combined TIF Collections	Fiscal Year Ending
	Beginning Assessed Value	Annual Value of New Development	Projected Year-End Assessed Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increments		
2004	934,900		934,900	-	-	0.376051	-	-	2005
2005	934,900	-	934,900	-	-	0.376051	-	-	2006
2006	934,900	7,444,600	8,379,500	7,444,600	7,444,600	0.376051	27,296	27,296	2007
2007	8,379,500	8,317,440	16,696,940	15,762,040	15,762,040	0.376051	57,791	57,791	2008
2008	16,696,940	4,958,375	21,655,315	20,720,415	20,720,415	0.376051	75,971	75,971	2009
2009	21,655,315	11,500,375	33,155,690	32,220,790	32,220,790	0.376051	118,137	118,137	2010
2010	33,155,690	17,756,250	50,911,940	49,977,040	49,977,040	0.376051	183,241	183,241	2011
2011	50,911,940	-	50,911,940	49,977,040	49,977,040	0.376051	183,241	183,241	2012
2012	50,911,940	-	50,911,940	49,977,040	49,977,040	0.376051	183,241	183,241	2013
2013	50,911,940	-	50,911,940	49,977,040	49,977,040	0.376051	183,241	183,241	2014
2014	50,911,940	-	50,911,940	49,977,040	49,977,040	0.376051	183,241	183,241	2015
2015	50,911,940	-	50,911,940	49,977,040	49,977,040	0.376051	183,241	183,241	2016
2016	50,911,940	-	50,911,940	49,977,040	49,977,040	0.376051	183,241	183,241	2017
2017	50,911,940	-	50,911,940	49,977,040	49,977,040	0.376051	183,241	183,241	2018
2018	50,911,940	-	50,911,940	49,977,040	49,977,040	0.376051	183,241	183,241	2019
2019	50,911,940	-	50,911,940	49,977,040	49,977,040	0.376051	183,241	183,241	2020
\$ 49,977,040					\$ 2,111,605			\$ 2,111,605	
Existing Annual Value Growth Factors									
Years				-	Participation Level			65%	
Thereafter				-	Tax Rate Growth Factor			0.00%	
Combined Compound Growth Rate				0.00%	Tax Rate Collection Factor			97.50%	

Rosillo Creek - TIF Reinvestment Zone Reimbursement for Public Improvements

	Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	Expenses for Pub. Imp. Infrastructure	Admin. Exp.	Interest on Deficit	TIF Fund Balance
1-Sep-05	2005	-	-	-	75,000	-	(75,000)
1-Sep-06	2006	-	-	51,075	15,000	(3,405)	(144,480)
1-Sep-07	2007	27,296	27,296	51,075	15,000	(6,559)	(189,818)
1-Sep-08	2008	57,791	85,087	55,075	15,000	(8,618)	(210,720)
1-Sep-09	2009	75,971	161,058	61,893	15,000	(9,567)	(221,209)
1-Sep-10	2010	118,137	279,195	110,394	15,000	(10,043)	(238,509)
1-Sep-11	2011	183,241	462,436	152,670	15,000	(10,828)	(233,766)
1-Sep-12	2012	183,241	645,677	147,903	15,000	(10,613)	(224,041)
1-Sep-13	2013	183,241	828,918	143,136	15,000	(10,171)	(209,108)
1-Sep-14	2014	183,241	1,012,159	138,369	15,000	(9,494)	(188,729)
1-Sep-15	2015	183,241	1,195,400	133,602	15,000	(8,568)	(162,659)
1-Sep-16	2016	183,241	1,378,641	128,835	15,000	(7,385)	(130,637)
1-Sep-17	2017	183,241	1,561,882	124,068	15,000	(5,931)	(92,395)
1-Sep-18	2018	183,241	1,745,123	119,301	15,000	(4,195)	(47,650)
1-Sep-19	2019	183,241	1,928,364	114,534	15,000	(2,163)	3,894
1-Sep-20	2020	183,241	2,111,605	109,767	15,000	-	62,368
		\$ 2,111,605		\$ 1,641,697	\$ 300,000	\$ (107,540)	

Rosillo Creek - TIF Reinvestment Zone Combined Participation

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
City of San Antonio	0.5785400	65%	0.376051	100.00%	\$ 2,111,605	\$ 2,049,175
Total	0.5785400		0.376051	100.00%	\$ 2,111,605	\$ 2,049,175

Rosillo Creek - TIF Reinvestment Zone Projected New Value of Tax Increment

Tax Year	Phase I 2005	Phase II 2006	Phase III 2007	Phase IV 2008	Phase V 2009	Total	Cumulative Total	Fiscal Year
2006	\$ 7,444,600					\$ 7,444,600	\$ 7,444,600	2007
2007		\$ 8,317,440				\$ 8,317,440	\$ 15,762,040	2008
2008			\$ 4,958,375			\$ 4,958,375	\$ 20,720,415	2009
2009				\$ 11,500,375		\$ 11,500,375	\$ 32,220,790	2010
2010					\$ 17,756,250	\$ 17,756,250	\$ 49,977,040	2011
2011						\$ -	\$ 49,977,040	2012
2012						\$ -	\$ 49,977,040	2013
2013						\$ -	\$ 49,977,040	2014
2014						\$ -	\$ 49,977,040	2015
2015						\$ -	\$ 49,977,040	2016
2016						\$ -	\$ 49,977,040	2017
2017						\$ -	\$ 49,977,040	2018
2018						\$ -	\$ 49,977,040	2019
2019						\$ -	\$ 49,977,040	2020
2020						\$ -	\$ 49,977,040	2021
2021						\$ -	\$ 49,977,040	2022
2022						\$ -	\$ 49,977,040	2023
2023						\$ -	\$ 49,977,040	2024
2024						\$ -	\$ 49,977,040	2025
	<u>\$ 7,444,600</u>	<u>\$ 8,317,440</u>	<u>\$ 4,958,375</u>	<u>\$ 11,500,375</u>	<u>\$ 17,756,250</u>	<u>\$ 49,977,040</u>		

\$ 49,977,040 Commercial New Value
\$ - Residential New Value
\$ - Multi Family New Value
\$ 49,977,040 Total New Value

Rosillo Creek - TIF Reinvestment Zone

**Projected Uses of Tax Increment
Construction Completed Cost**

Tax Year	Phase I	Total
2002		\$ -
2003		\$ -
2004		\$ -
2005	\$ 1,124,938	\$ 1,124,938
2006		\$ -
2007		\$ -
2008		\$ -
2009		\$ -
2010		\$ -
2011		\$ -
2012		\$ -
2013		\$ -
2014		\$ -
2015		\$ -
2016		\$ -
2017		\$ -
2018		\$ -
2019		\$ -
2020		\$ -
	<u>\$ 1,124,938</u>	<u>\$ 1,124,938.00</u>

Rosillo Creek - TIF Reinvestment Zone

Projected Tax Increment Revenue

Principal and Interest Requirements					
Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
03/01/05	-		-	-	
09/01/05	-	4.54%	-	-	-
03/01/06	-		25,538	25,538	
09/01/06	-	4.54%	25,538	25,538	51,075
03/01/07	-		25,538	25,538	
09/01/07	-	4.54%	25,538	25,538	51,075
03/01/08	-		25,538	25,538	
09/01/08	4,000	4.54%	25,538	29,538	55,075
03/01/09	-		25,447	25,447	
09/01/09	11,000	4.54%	25,447	36,447	61,893
03/01/10	-		25,197	25,197	
09/01/10	60,000	4.54%	25,197	85,197	110,394
03/01/11	-		23,835	23,835	
09/01/11	105,000	4.54%	23,835	128,835	152,670
03/01/12	-		21,452	21,452	
09/01/12	105,000	4.54%	21,452	126,452	147,903
03/01/13	-		19,068	19,068	
09/01/13	105,000	4.54%	19,068	124,068	143,136
03/01/14	-		16,685	16,685	
09/01/14	105,000	4.54%	16,685	121,685	138,369
03/01/15	-		14,301	14,301	
09/01/15	105,000	4.54%	14,301	119,301	133,602
03/01/16	-		11,918	11,918	
09/01/16	105,000	4.54%	11,918	116,918	128,835
03/01/17	-		9,534	9,534	
09/01/17	105,000	4.54%	9,534	114,534	124,068
03/01/18	-		7,151	7,151	
09/01/18	105,000	4.54%	7,151	112,151	119,301
03/01/19	-		4,767	4,767	
09/01/19	105,000	4.54%	4,767	109,767	114,534
03/01/20	-		2,384	2,384	
09/01/20	105,000	4.54%	2,384	107,384	109,767
	<u>\$ 1,125,000</u>		<u>\$ 516,697</u>	<u>\$ 1,641,697</u>	<u>\$ 1,641,697</u>